

Survey of General Planning Jurisdiction Characteristics

In the development of a guidance document for the MCTC and stakeholders for our March 13, 2013, workshop, we would greatly appreciate the input of local planning staff in the assessment of their specific planning jurisdictions by Traffic Analysis Zones (TAZ) developed in the Moore County travel demand model. Please follow the guide below in the provision of information about your jurisdiction's anticipated future growth and development based on known and existing data, policy, and infrastructure limitations. Any additional information about special circumstances and areas that you believe need a more regional approach to their assessment are also appreciated.

This survey includes general questions about your jurisdiction and the data-based expectations for future growth and development; spreadsheet assessment of characteristics present in each TAZ; and a separate spreadsheet that should be the summary estimate of expected growth inside each TAZ in the following categories:

Population	Total
Households	Total
Employment	Total
Industry	
Retail	
Hwy Retail	
Services	
Service	
Office	
Rec_Emp	
Hotel_Emp	

Thank you for your participation and collaborative efforts in the development of the Moore County Travel Demand Model (TDM).

General Information by Planning Jurisdiction and TAZ's:

(Information may be provided as an attachment)

Planning jurisdiction: Town of Aberdeen

1. Please provide a general description of your jurisdiction's demographic profile and include as much supportive data as is necessary to support your conclusions including specifically household type (1, 2,4,5 person households).

2010 Census indicated that Aberdeen is 33.5% multifamily units. In 2008 Aberdeen conducted a multifamily study that considered anything more than single family as multifamily which yielded a multifamily percentage of 43%. Aberdeen amended regulations to restrict the growth of multifamily to achieve a southeastern average of about 22% over the next 25 years. The 2010 census yielded an average household size of 2.18 individuals per household. This may be a decreasing trend in household size. Aberdeen significantly exceeded growth projections contained in the 2005 Land Use Plan as well as the revisions prepared in 2008. This was evidenced by a population that doubled during the last decade. During the economic downturn, Aberdeen's growth decreased, but it quickly rebounded.

2. Do you expect this apportionment to change between now and 2030? If so, how?

The currently average household size will probably stay close to the same. However, there are some TAZ's that may see more retirement/golf/small home development. This may lower the size slightly but probably not below 2 per household.

3. In terms of growth pertaining to just your jurisdiction, please define the numerical range that your planning department would consider to describe the following:

For population and households

- a. Low Growth: 0 – 100 per TAZ
- b. Medium Growth: 101 – 500 per TAZ
- c. High Growth: 500 or higher

For Employment

- d. Low Growth _____
- e. Medium Growth _____
- f. High Growth _____

Note: These may be the same or different for population and employment depending on your jurisdiction. As a starting point, you may want to look at historical data and determine your lowest and highest growth values for each category. The difference should then be a division into the three ranges of high, medium, and low.

Does your planning jurisdiction include TAZ's that you believe would benefit from committee consideration and discussion? This would require local representation to bring the TAZ data and concerns to the committee floor. If so please list the TAZs you would like to nominate for committee discussion: **222 and 227, 259, 169 and 177.**

Committed Developments and Projects:

Please provide location, how many units, date of expected build-out, and the primary roadways impacted by driveway access.

Please provide as much information as possible about the following:

1. New and/or committed developments. Shepherd's Ridge (approx. 25 units remaining, TAZ 177), Forest Hills West (approximately 30 units remaining, TAZ 179), the Legacy (approximately 690 units remaining, 60,000 SF neighborhood commercial center, TAZ 182), Sandy Springs (approximately 200 units remaining, TAZ 182), Devonshire (approx. 36 units, TAZ 224). Midway Gardens (approximately 16 units remaining, TAZ 209). Glen Laurel (approx. 30 patio homes remaining, TAZ 179).
2. Prospects and/or concept developments. Lincicome on Hwy 5 (est. 500 units). Speight On Hwy 5 (est. 110 units). Casavant on Bethesda Road (est. 55 units). Habitat on Thomas and Arnold Avenue (est. 15 units). Longleaf Plantation on 15/501 (est 1000 res with 125T SF commercial). Pinehurst Corp on Hwy 5 (est. 700 units). Habitat in Berkeley (est. 30 units). Redevelopment of Town and Country Shopping Center (TAZ 179) could produce a significant number of jobs as well as providing an opportunity for mixed use development. The current owner is holding this property for a suitable time for redevelopment. They released one site – Texas Roadhouse – which generated 80 employees.

Employment:

Please provide general insight into your jurisdiction's economic development plans for job creation and industry/commercial recruitment:

1. Development or expansion of industrial parks and commercial centers: Much of Aberdeen's industrial activity is reuse of existing buildings. Aberdeen has actively engaged in funding through CDBG and the Rural Center. We are seeing growth in much of the industrial sector (ex. Meridian Zero, ITPP Pactiv, Southeastern Tool and Die, etc) while other businesses are attempting to recover jobs lost during the economic downturn. However, one large employer – Gullistan Carpets – did not keep up with current manufacturing technology and will result in a large loss of approx. 400 jobs. Industrial development is anticipated to continue; however, the scale may significantly change from the 100,000 SF or greater buildings to 40,000 SF operations.

Aberdeen is working with STARworks to bring an arts and crafts style incubator to the downtown area.

Commercial buildings have steadily seen upfits. Aldi's grocery store is under review although the site is already approved. CVS is under construction. One large commercial site is available for marketing near the intersection of Hwy 1 and 15/501. Over the next 15 years as growth progresses towards the south, commercial nodes are anticipated on 15/501 south of town. Redevelopment of Town and Country shopping center could result in significant commercial.

2. Expectations and plans for your jurisdiction in terms of employment and economic development meaning locations and jobs created.

At this time, insufficient information is available to provide reasonable commercial estimates for both type and numbers of employees.

3. Hotels, Motels, and Resorts - new locations or expansions anticipated by 2030.

One potential hotel – TAZ 222. Two potential resorts style developments – TAZ 214 and 215.

4. Do you have any existing or expected special generators such as convention centers and/or significant, sustained tourist attractions?

No.